

# COMMUNITY DEVELOPMENT

## DEVELOPMENT HIGHLIGHTS

### **Iron Works Village | 601 West Bates Avenue ►**

Project: 136 townhomes, condominiums, and single-family for sale units

- Construction continues



### **600 West Bates Avenue ►**

Project: Artist Studio

- Certificate of Occupancy issued on May 17



### **3555 South Clarkson Street ►**

Project: 6-story assisted living and memory care facility

- Construction is underway



### **Swedish Medical Center | 501 East Hampden Avenue ►**

Project: Parking Garage

- Construction continues



### **3570/3576 South Logan Street ►**

Project: Two buildings comprising a gross leasable area of 5,700 square feet. Medical and retail tenants being sought.

- Construction is largely completed
- Tenant finish underway



### **3615 South Elati Street ►**

Project: City of Englewood Police Building

- Construction is underway.



### **1125 East Hampden Avenue ►**

Project: New townhome development with six for-sale units

- Construction has begun



### **Hilltop | 3800 South Broadway ►**

Project: New 2,800 square foot commercial, 8 apartments.

- Foundation work underway



### 3400 South Broadway ►

- Conceptual architectural renderings are complete.
- The space is being divided into 4 commercial/retail spaces and 4 office suites.
- The property is being marketed to prospective tenants.
- Two restaurants have submitted building plans.



### Medical Office Building | 506 East Hampden Avenue

Project: A proposed five-story, mixed-use development with 14,000 square feet of retail (ground floor) and 104,000 square feet of medical office. The building proposes self-contained parking offering valet parking and 325+ parking spaces in a covered structure.

- A Public Hearing for a Planned Unit Development is scheduled before the Planning and Zoning Commission on June 5, 2018 at 7 PM.

### 1050/1090 West Hampden Avenue

Project: Administrative Subdivision and Planned Unit Development

- The subdivision is a prerequisite for the landowner to complete prior to submitting a PUD rezoning request.
- A neighborhood meeting is scheduled for May 23, 6:00 PM - 7:00 PM, at the Malley Senior Center to engage the public regarding the upcoming rezoning request.

## BOARDS AND COMMISSIONS

### Alliance for Commerce in Englewood

- At the May 3 meeting, the members met with Denver's Pearl Street business representatives. This group mainly focuses on events such as festivals and farmers markets.
- ACE discussed business visitations and staff provided information to focus on this important business retention initiative.
- June 6 ACE agenda: Economic Partner update from the Greater Englewood Chamber of Commerce and ULI Healthy Corridors overview.
- The July 4 meeting has been rescheduled to July 11.

### Board of Adjustment of Appeals

There are no cases scheduled for May.

### Historic Preservation Commission

The Commission finalized their goals and objectives.

### Keep Englewood Beautiful

On June 16, there will be an educational session held at the Community Garden (3001 South Fox Street). Greg Knaddison will teach about composting. The session will be held from 9 AM to 11 AM.

### Planning & Zoning Commission

A public hearing is scheduled for June 19 to allow a home to be built on a 25-foot wide lot located in the 4200 block of South Delaware.

## NEW BUSINESSES

5280 Sign Pros

Rocky Mountain Breaker Services

Carlos Towing and Recovery

Colorado Caravan

N2 Collectibles

Paint Pros

Rocket Garage

Salon Marjan

2460 South Tejon St

2622 South Raritan Cir

3069 South Umatilla St

3064 South Umatilla St

3935 South Mariposa St

4346 South Broadway

3960 South Mariposa St

1610 East Girard Pl, #Q

Signs

Circuit Breaker Sales/Repair

Towing Service

Apparel and Accessories

Antiques and Collectibles

Auto Repair

Auto Repair

Styling Salon

## BUSINESS WORKSHOPS AND TRAINING

### ACCESS TO CAPITAL

Thursday, May 24 | 8:30 AM to 10:30 AM

Englewood Public Library, 1000 Englewood Pkwy

### STARTING A RETAIL FOOD ESTABLISHMENT

Thursday, May 31 | 9:00 AM – 12:00 PM

Englewood Malley Center, 3380 S Lincoln St

### CASH FLOW FUNDAMENTALS

Thursday, June 14 | 6:00 PM to 8:00 PM

Englewood Public Library

### ONE-ON-ONE CONSULTING

Thursday, June 21, 8:00 AM to 4:00 PM

Englewood Civic Center





# ECONOMIC DEVELOPMENT GRANTS

## Business Environmental Compliance Grant

- **Approved:** Dolan Geiman, Inc. - \$2,500 to fund the installation of a 500-gallon sand oil interceptor at the new art studio at 600 West Bates Avenue.

## Business Initiation Grant

- **Approved:** Dodd Manufacturing - \$2,500 to fund electrical service upgrades to support a new piece of manufacturing equipment.

## Business Acceleration Grant

- **Application:** Brookridge Optical is applying for a Business Acceleration Grant to support expenses associated with an 800 square foot expansion.

## Training Scholarships

- An Englewood entrepreneur received a scholarship to attend the “Business Plan in a Day” workshop hosted by the Aurora South Metro Small Business Development Center.

# OTHER BUSINESS

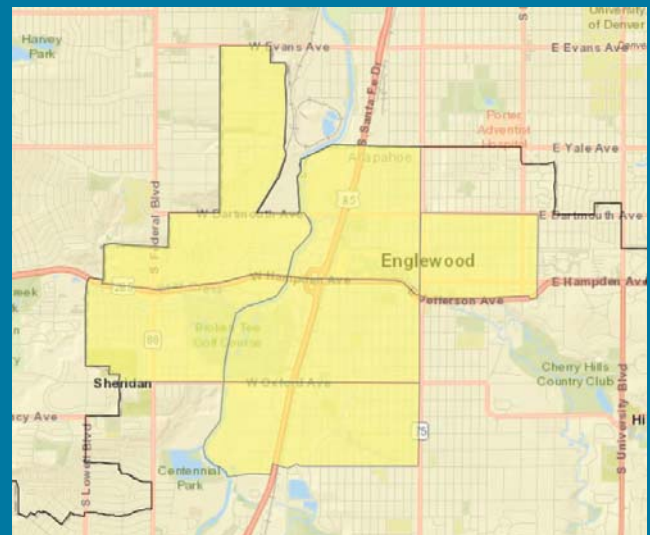
- **3498 South Broadway:** Mango Tree Coffee has confirmed a lease. Conceptual architectural renderings are underway.
- **4361 South Broadway:** Farmhouse Tap is finalizing a building plan submittal for tenant finish.
- **2750 South Broadway:** Plans are under review for a 3,786 sq. ft. building.
- **900 East Hampden:** Grow and Gather is an urban farm and marketplace producing fresh vegetables, artisanal goods and food-centric experiences for the local community. Grow and Gather is finalizing building plan submittal. Opening 2019. ▼



- **Broadway and Englewood Parkway:** Commercial space at Broadway+Acoma Lofts, Unit # 3 is leased to PokeCity Hawaiian Bowl. One Barrel Bistro has confirmed a lease at 3401 South Broadway.
- **2749 South Broadway:** Tenant finish is currently underway. This space will be occupied by a hair salon, barber shop, skincare center, and Stella Color and Design.

## Englewood Receives Opportunity Zone Designation for Four Census Tracts

Earlier this month the US Treasury certified Colorado's Opportunity Zone submittal, which was coordinated by the Colorado Office of Economic Development and International Trade. Four census tracts in Englewood were approved under this designation. The approved Opportunity Zone includes areas from General Iron Works to south of Oxford Station and Englewood Civic Center to the Medical District. The map delineates Englewood's approved census tracts.



The Opportunity Zone designation will make it attractive for lenders to seek investment opportunities in designated areas. This should enhance the City's ability to attract capital investments and support redevelopment opportunities. Next steps involve identifying and interacting with lenders that will target investments in the recently approved Opportunity Zones. Additional information is available at [www.choosecolorado.com/oz/](http://www.choosecolorado.com/oz/)

## REDEVELOPMENT

### CityCenter Weingarten Foreclosure

The Department continues to communicate with the Special Servicer, C-III Asset Management, which is managing the collateral for the defaulted \$33 million Weingarten Realty property loan. On behalf of the mortgage bondholders, C-III Asset Management is managing those portions of the CityCenter retail properties previously owned by Weingarten Realty, which are located on a 75-year ground lease from the Englewood Environmental Foundation (EEF), a City-related entity. It's expected that C-III will formally gain title to the property via an Arapahoe County Trustee's Sale within the next several weeks. No day-to-day changes for retailers operating in the CityCenter area are anticipated.

In addition to the former Weingarten retail and office components, CityCenter currently includes the 438-unit ArtWalk apartments, a high-volume Walmart store and the Englewood Civic Center building which includes the City's administrative offices, City Council and municipal court facilities as well as the City Library, meeting facilities and the Museum of Outdoor Arts.

Because EEF still owns the land under the former Weingarten assets, the foreclosure creates an early opportunity to re-plan and redevelop CityCenter with an updated, more vibrant and sustainable mix of uses. Englewood anticipates collaborating with C-III, potential buyers and other property owners in the CityCenter area to explore potential redevelopment opportunities.

This foreclosure should allow portions of CityCenter to be re-priced based on today's changing retail market and this bolsters the feasibility of redeveloping other uses. Redevelopment would have a multiplier benefit for Englewood by also enhancing CityCenter's connectivity to the emerging South Broadway Corridor and expanding Medical District, anchored by Swedish and Craig Hospitals.

### **Urban Land Institute's Healthy Corridors National Study**

We continue to research and implement the recommendations from the Urban Land Institute's national study team visit on January 29-31, 2018. This team of experts focused on the benefits Englewood could generate by better connecting the South Broadway Corridor, the Medical District and CityCenter. City staff recently initiated broad-ranging conversations with Swedish Medical Center leadership to begin exploring these opportunities together. Similar conversations with Craig Hospital and other key property owners are anticipated as well.

### **CityCenter Redevelopment Explorations**

Preliminary conversations with RTD were recently initiated about various possibilities for re-arranging the Englewood Station parking in ways which could facilitate redevelopment opportunities on several under-developed parcels close to the Station. These opportunities could re-energize the CityCenter as an updated, mixed-use, transit-oriented development while also generating significant revenues for the City.

### **Kmart Site Redevelopment Possibilities**

Staff has participated in several recent meetings and site tours with potential developers and major tenants interested in this property. The ground-up redevelopment potential of this site is currently unlikely because of the fact that the five food and auto-related pads on Broadway and Belleview are owned by others, and the former Kmart building and parking are located on a ground lease with about 50-years remaining (a ground leased property is much less desirable and financeable than typical outright ownership).

One concept that has evolved for re-tenanting the building with commercial uses would focus on re-skinning the building to bring a new look and strong activity to this key corner. In addition to building upgrades, this specific project would likely also bring substantial parking area improvements, signage and landscaping to the overall site.

## WELCOME



Community Development welcomes Wade Burkholder as its newest member. Wade has 20 years of experience in municipal planning, having served in Oklahoma, Virginia, and Colorado. Most recently, he was the Planning Director for the City of Manitou Springs, Colorado. Wade received his Master's Degree in Regional and City Planning from the University of Oklahoma in 1998. Having served on the Colorado Chapter of the American Planning Association Board as the Colorado South Central Area liaison, the Pikes Peak Area Council of Government Transportation Advisory Commission, the El Paso County Community Development Block Grant Advisory Council, and various other community boards and committees, he is well prepared for the role of Planning Manager at the City of Englewood. Wade looks forward to hiking and biking the area and exploring the tennis opportunities once he relocates to the Littleton area from Colorado Springs.



Two CNC machines, one mill/polisher, and three employees working hard at Dodd Manufacturing at 3999 South Mariposa. The City's investment, through the Business Initiation Grant, helped the business owner upgrade the electrical service to support the installation of two of these machines and the addition of two new employees.